



27 ANDERSON CLOSE, NEWHAVEN, EAST SUSSEX, BN9 9XY

£310,000

A three bedroom semi-detached house, situated in a popular cul-de-sac, within half a mile to the town centre with its range of shops and bus routes providing easy access to Brighton and Eastbourne.

Newhaven is surrounded by downland, has a marina, riverside and coastal walks, a mainline railway station and ferries to Dieppe.

The accommodation on the ground floor consists of a large lounge diner, modern kitchen and a study/double bedroom with en-suite. On the lower ground floor, there are two bedrooms and a bathroom.

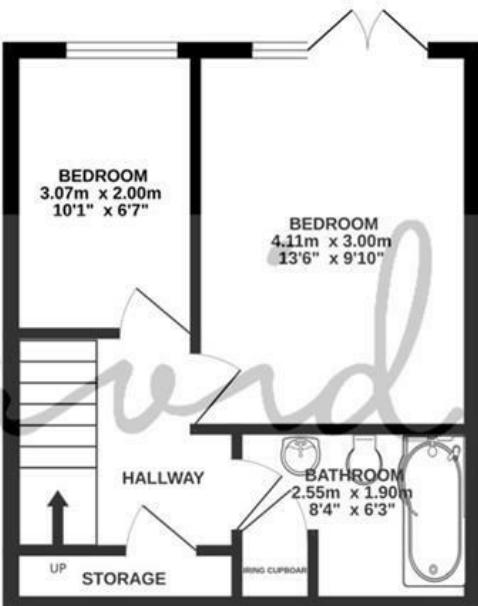
Further benefits include off road parking for two vehicles, gas central heating and a fence enclosed south easterly aspect rear garden, that is laid to patio. An internal inspection is advised to appreciate the accommodation on offer.

Offered for sale with no onward chain.

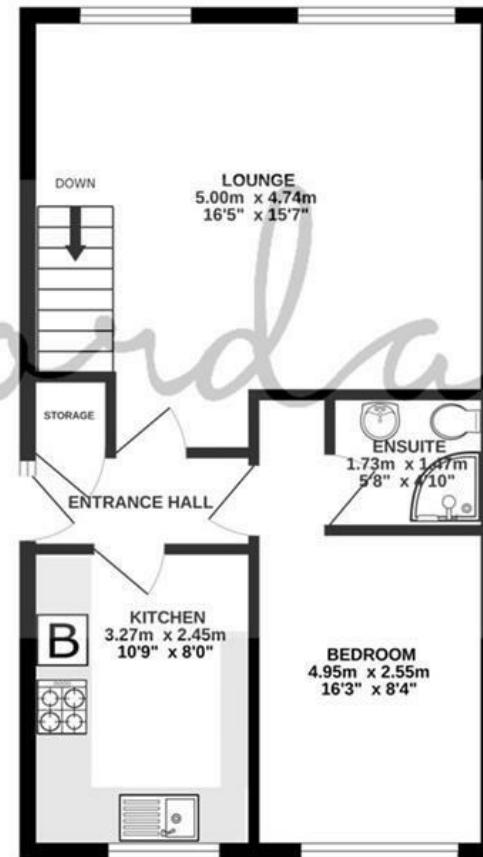
- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- WELL-PRESENTED
- MODERN KITCHEN
- EN-SUITE SHOWER ROOM TO BEDROOM
- LARGE LOUNGE DINER
- SOUTH EASTERLY ASPECT LOW MAINTENANCE REAR GARDEN
- QUIET CUL-DE-SAC
- OFF ROAD PARKING FOR TWO VEHICLES
- NO ONWARD CHAIN



GROUND FLOOR  
30.0 sq.m. (323 sq.ft.) approx.



ENTRANCE FLOOR  
45.3 sq.m. (487 sq.ft.) approx.



EST. 2004

27 ANDERSON CLOSE NEWHAVEN

TOTAL FLOOR AREA: 75.3 sq.m. (811 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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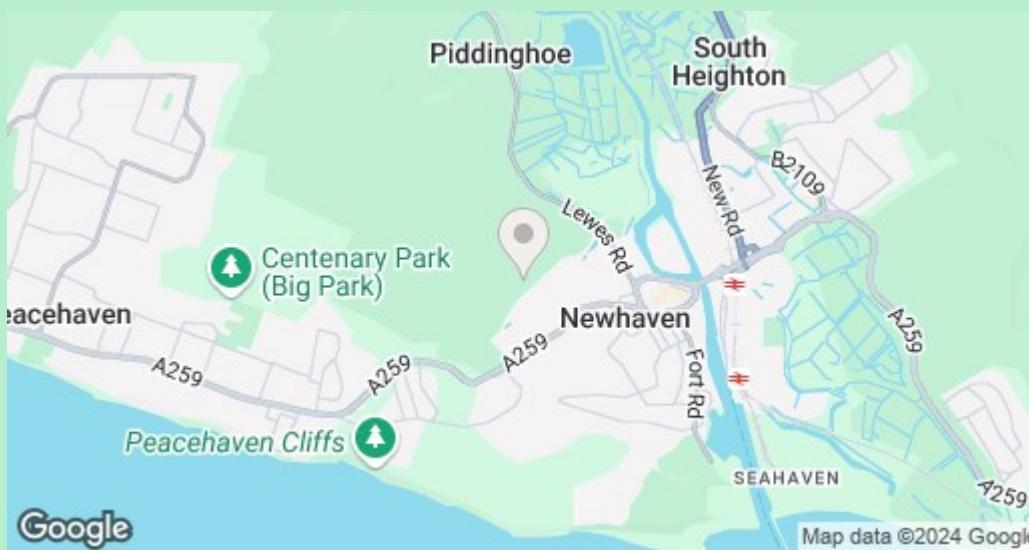
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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*David Jordan*  
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